

NEW
Home4U



18 Ffordd Boydell Deeside, CH5 4FF

If you are looking for a home that for once lives up to the builder's publicity hand-outs, with its spacious accommodation, stunning kitchen/dining room overlooking the patio and multi-faceted garden and topped off with four double bedrooms, one with an en-suite... then we really do have a NewHome4U

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- POPULAR SOUGHT AFTER LOCATION

£270,000

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Do you like the photos?? Well may be you would you like to view this home personally because, one of the best things about NewHome4U is, we OPEN 7 DAYS a WEEK and we're physically in the office 4U just so that you can view, "like no other estate agent in Mold"

Situated in the development towards the top of Llwyni Drive above Connah's Quay, this large and well equipped home provides exactly the environment you look for when considering the needs of a growing family. The lounge is roomy while remaining cosy and welcoming, the kitchen/dining room gives an attractive and versatile space for family living, while the utility room and office in the converted garage add to its practicality. To the rear, the patio overlooks the multi-layered garden with its area of lawn which in turn lies above the extensive dining and BBQ area, where additional seating to the other end provides somewhere to relax that could be almost anywhere in the world. Add to this the luxury of four double bedrooms, one with its own en-suite and you have a home which almost runs out of boxes to tick....

We approach this substantial detached family home with its integral garage and neat open plan front garden along the short drive providing off road parking for one vehicle. Beside the front bay window there is a small porch giving protection from the elements to the semi glazed front door and of course for you, as you stand in the dark fumbling for your keys. Opening this door reveals the broad hallway with its high quality grey wood laminate flooring, which continues through into the kitchen/dining room.

Immediately on the left is the door to the lounge where carpeting takes over from the hall's laminate. This is a large and comfortable room that, in spite of its generous dimensions manages to maintain a cosy and welcoming feel. If it is missing anything, and this is only a personal quirk of mine, there is no comforting fire, real or imitation as a focal point. However this is something that many would not even notice and is certainly unnecessary for heating reasons as twin radiators at each end of the room provide all the warmth you could want. The room also features another favourite of mine, a bay window. These invariably seem to draw more light into a room than their traditional flat cousins, while at the same time adding to the floor space.

Further down the hall we pass the downstairs cloakroom; always a welcome addition in any family home and virtually essential in somewhere such as this.

At the top of the hall is the door into the dining room part of the kitchen/diner and it is here where this home really begins to show its class. So many times recently I have read descriptions of "spacious and well equipped kitchen/diners" that are nothing of the sort. In reality they are adequate kitchens ruined by having a table stuck at one end. Here however, things are very different....the dining room section with its huge French doors, opening onto the large patio area offer space sufficient for a six seat table AND a full sized settee making this the sort of family space that most homes can only dream of. To the left as we enter here, is the kitchen with its classic 'U' shaped layout of fitted units. These contain a dishwasher, tower electric twin ovens and a range style gas hob, easily up to the task of feeding the ravening hordes that will inevitably gather in such a welcoming home as this. In order to keep up the supply of tasty goodies to be prepared, there is also space for an enormous American style fridge/freezer capable of withstanding a siege.

At the far end of the dining room we find a utility room providing masses of additional storage along with the washing machine and tumble drier and from where an outside door leads us onto the paved patio.

From this elevated vantage point which runs the full width of the home we look down over the large lawn with its artificial turf providing a dog and child proof surface. A short flight of stairs to one side gives access to this before continuing down to a lower level where we find a choice of lounging or dining areas for chilling with a BBQ or for simply chilling. This area is not overlooked and provides the sort of setting expected in a quiet corner of a Mediterranean hotel complex – something of a find within walking distance of Wepre Park....

Another door from the utility room reveals the integral garage or rather, what it has become. A partition wall separates this part of the room from the garage itself and, with both light and power provides space suitable for a home office, a gym, a hobby room or whatever your imagination can come up with. Yet another door at the far end opens into the rear of the now undersized garage but which remains adequate for any of the family's storage needs.

Moving upstairs and turning right towards the front of the home brings us into a comfortable double bedroom. A picture window overlooks the side aspect and there is space for various items of free standing furniture while a large set of fitted wardrobes cater for even the most fashion conscious.

Adjacent to here and overlooking the rear garden is a smaller bedroom, but you will notice I don't call it 'small'. As a single room it would verge on the luxurious and, although currently in use as a home office it would accept a double bed without trouble. although your choice of free standing furniture would be a little compromised.

Next to here is the family bathroom with its attractive and practical vinyl floor covering. All the tile work is light and fresh, with the suite consisting of a bath with mixer taps, a pedestal hand basin, lavatory and walk in shower with a mains fed shower providing an invigorating start to the day.

Beside here and also overlooking the garden is the third bedroom. Of similar dimensions to the first front facing room, this is a good sized double room, its space once again enhanced by the large fitted wardrobes.



Finally, overlooking the front of the home once more we find the master bedroom. This is a splendid room, kept bright and cheerful by the twin windows providing a spread of natural light and sufficiently spacious to allow twin bedside tables in the form of chests of drawers and which, in conjunction with the fitted wardrobes should keep even Naomi Campbell quiet. Off here lies the en-suite.

This is attractively fitted out in very similar style to the family bathroom and as expected, provides a suite of pedestal hand basin, lavatory and walk-in shower. Again the shower is fed directly from the hot water supply ensuring constant pressure, which is always a good thing.

Useful information:

COUNCIL TAX BAND: F

ELECTRIC & GAS BILLS: £120pm (based on current owners usage)

WATER BILL: £40pm (metered & based on current owners usage)

Photos are taken with a WIDE ANGLE CAMERA so PLEASE LOOK at the 3D & 2D floor plans for approximate room sizes as we don't want you turning up at the home and being disappointed, courtesy of planstosell.co.uk:

All in all this makes a stunning family home. Too many of today's modern homes offer accommodation that tries to offer more than their modest dimensions will allow and what use are four bedrooms if you need to sleep in an armchair while keeping your clothes in a suitcase? This is different in that it offers four real bedrooms and enough living space to house the people sleeping in them. That it does this in style and comfort is a bonus which, considered alongside the attraction of the multi-level garden and its peaceful yet convenient location makes it into a rather special home.

Now, 'unlike most other estate agents', we actually OPEN 7 DAYS a WEEK and are physically in the office 4U so that you can view this home when you want – but please respect the owners wishes, as they would yours and call us as we accompany every viewing – call 01352 837 837

Remember to check out our genuine 5 ***** STAR GOOGLE REVIEWS that have been added by 'real people like yourself' – If you like us, invite us round to value your home, it won't cost you a penny and we have over 30 years' experience in the industry to get you the best and most realistic price for your home – so we can tell you exactly what your home is worth today!

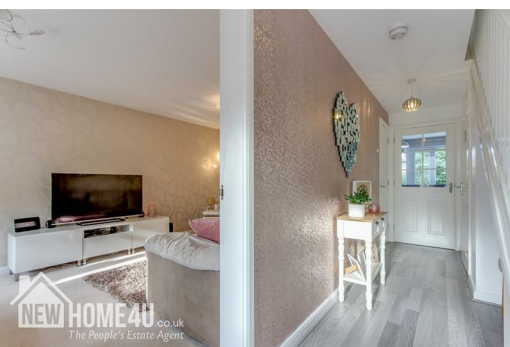
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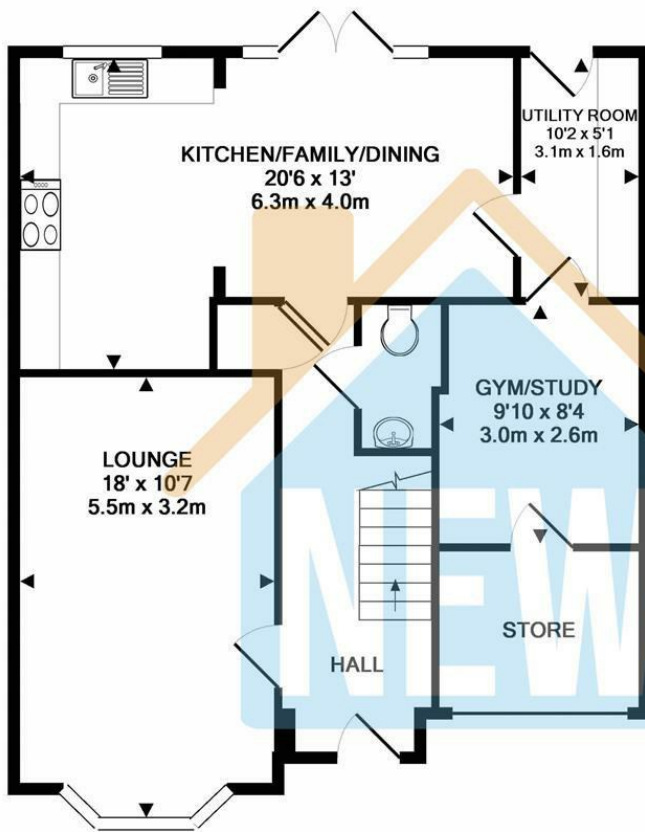
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2. WE ARE PHYSICALLY IN THE OFFICE 7 DAYS A WEEK & with the
3. FRIENDLIEST STAFF – SO POP IN FOR A CUPPA AND SEE
4. PREMIUM LISTINGS ON RIGHTMOVE @ NO EXTRA CHARGE
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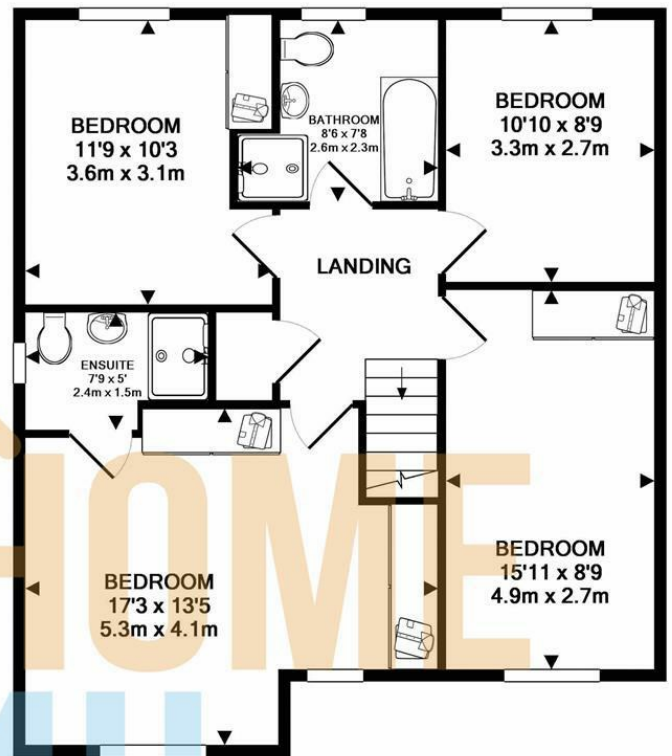
(if these aren't reasons enough to sell with NewHome4U, then you're right, there are other agents out there who I think may be better for you ??)

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 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact NewHome4U Ltd and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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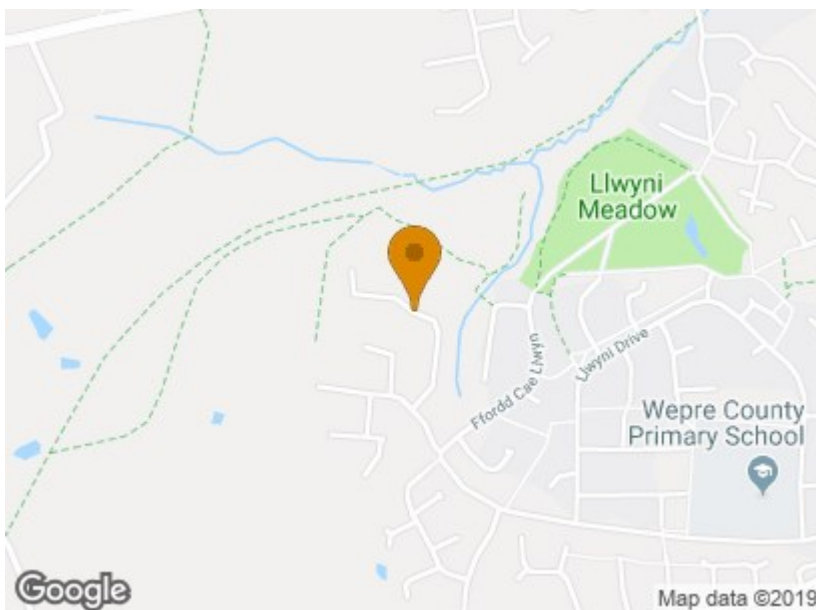
GROUND FLOOR
APPROX. FLOOR
AREA 712 SQ.FT.
(66.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 709 SQ.FT.
(65.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1421 SQ.FT. (132.0 SQ.M.)

Floor Plan created by planstosell.co.uk - Measurements are approximate. Not to scale.
Illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	